

Prepared By & Return To:
SMITH, PHILLIPS, MITCHELL
SCOTT & NOWAK, LLP
2545 Caffey Street
P.O. Box 346
Hernando, MS 38632
662-429-5041

6/30/08 3:48:46
BK 588 PG 151
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PHILLIPS CONSTRUCTION COMPANY, LLC

GRANTOR

to

WARRANTY DEED

ROBERT B. SEYMOUR and wife
SHIRLEY SEYMOUR

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **PHILLIPS CONSTRUCTION COMPANY, LLC**, do hereby grant, bargain, sell, convey and warrant, unto **ROBERT B. SEYMOUR and wife, SHIRLEY SEYMOUR**, as tenants by the entirety with full rights of survivorship and not as tenants in common, all of it's right, title and interest in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Parcel 1:

Lots 3, 4, 5, 6, 8 and 10, Final Plat, Section A, Flowering Meadows Subdivision, located in Section 10, Township 3 South, Range 9 West, as shown on plat of said subdivision of record in Plat Book 97, Page 5, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

AND

Parcel 2:

23.00 acres, more or less located in the Northeast Quarter of Section 10, Township 3 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows:

Commencing at the commonly accepted northeast corner of the Northeast Quarter of Section 10, Township 3 South, Range 9 West, DeSoto County, Mississippi, being a railroad spike found in

the Intersection of centerline of Newell Road and Baldwin Road, said point of begin the POINT OF BEGINNING; thence South 0° 21' 00" West along the east line of said quarter section, being in Baldwin Road, a distance of 1331.64 feet (3/8" rebar set 40.0 feet west); thence North 89° 30' 18" West a Distance of 1332.54 feet to a 3/8" rebar set; thence North 0° 30' 38" East a distance of 1324.06 feet to the north line of said quarter section (3/8" rebar set 40.0 feet south); thence South 89° 49' 53" East a distance of 1328.84 feet to the Point of Beginning and containing 40.56 acres, more or less, subject to all easements and rights of way that may apply, and being the same property as conveyed by Deed of record in Deed Book 357, Page 25 of the records of DeSoto County, Mississippi.

LESS AND EXCEPT:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 Final Plat, Section A, Flowering Meadows Subdivision, located in Section 10, Township 3 South, Range 9 West, as shown on plat of said subdivision of record in Plat Book 97, Page 5, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

AND LESS AND EXCEPT:

A 1.50 acre tract of land being located in the Northeast Quarter of Section 10, Township 3 South, Range 9 West, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Section "A", Flowering Meadows Subdivision as recorded in Book 97 Page 5, 6 of the DeSoto County Chancery Clerk's Office. Said point being the Point of Beginning; thence South 89 degrees 49 minutes 53 seconds East – 179.99 feet along the South line of said Lot 1 to a point; thence go South 00 degrees 30 minutes 38 seconds West – 365.01 feet to a point; thence go North 89 degrees 49 minutes 53 seconds West – 179.98 feet to a point on the east line of the Kathy Wilson Tract as recorded in Book 199 Page 335 of the DeSoto County Chancery Clerk's Office; thence go North 00 degrees 30 minutes 38 seconds East – 365.01 feet along said Wilson East line to the point of beginning. Containing 65,701 square feet or 1.50 acres, more or less. This tract being future Lot 18, Section "B", Flowering Meadows Subdivision which has not been platted.

INDEXING INSTRUCTION: Parcel 1 and Parcel 2 located in the Northeast Quarter of Section 10, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Further, Grantor hereby grants and conveys all mineral interest it may own in subject property to the Grantees.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Possession is given with delivery of this deed.

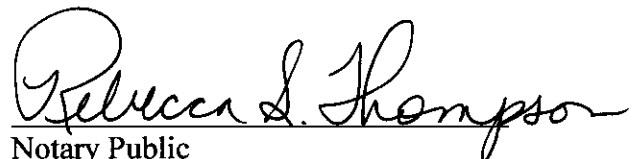
WITNESS THE SIGNATURE of PHILLIPS CONSTRUCTION COMPANY, LLC, this the
27th day of June, 2008.

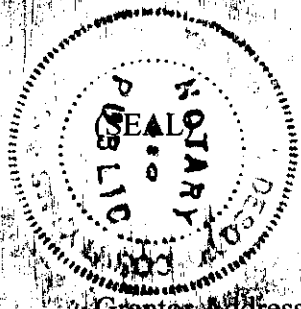
**PHILLIPS CONSTRUCTION
COMPANY, LLC**


MICHAEL D. PHILLIPS, Sole Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of June, 2008, within my jurisdiction, the within named **MICHAEL D. PHILLIPS**, who acknowledged that he is the sole member of **PHILLIPS CONSTRUCTION COMPANY, LLC** and that in said representative capacity he executed the above and foregoing, after first having been duly authorized so to do.


Notary Public
My Commission Expires:
4-26-2009



Grantor Address: 2055 Clifton Road, Hernando, MS 38632
Wk: 901-487-0537 Hm: N/A

Grantee Address: 851 Fairway Trail Cove, Hernando, MS 38632
Wk: 662-429-5239 Hm: N/A